

NO: L001

COUNCIL DATE: March 22, 2010

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## REGULAR COUNCIL – LAND USE

TO: **Mayor & Council** DATE: **March 22, 2010**  
FROM: **General Manager, Planning and Development** FILE: **7906-0417-00**  
SUBJECT: **Response to the Delegation to Council by Michael Nelson and David Sutton -  
Project No. 7906-0417-00 for Properties Located at 2278 and 2306 - 138 Street**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Authorize staff to advise Mr. David Sutton and Mr. Michael Nelson:
  - (a) that the City is not prepared to refund the \$90,000 cash-in-lieu of open space paid by them in fulfilment of the requirements associated with Development Application No. 7906-0417-00 for properties located at 2278 and 2306 - 138 Street; and
  - (b) of their option to submit a rezoning application to pursue an increase in density from 0.25 to 0.32 Floor Area Ratio (FAR) for Lot 4 of the subdivision illustrated in Appendix "A"; and
3. Authorize staff to forward a copy of this report and the related Council resolution to Mr. David Sutton and Mr. Michael Nelson.

## INTENT

The purpose of this report is to provide Council with information related to the concerns raised by David Sutton and Michael Nelson (the "Owners"), in their delegation to Council on December 14, 2009, regarding development application No. 7906-0417-00 related to properties located at 2278 and 2306 – 138 Street.

## BACKGROUND

At the December 14, 2009 Regular Council – Land Use Meeting, the Owners of the properties located at 2278 – 138 Street (Mr. David Sutton) and 2306 – 138 Street (Mr. Michael Nelson) appeared as a delegation before Council to raise concerns regarding the conditions imposed on them in relation to the rezoning and subdivision application (Project No. 7906-0417-00). The application involved the rezoning of the referenced properties from One Acre Residential (RA) Zone to Comprehensive Development (CD) Zone to allow subdivision into four half-acre type single family lots. The Owners completed all conditions of approval and the rezoning by-law

received final adoption on July 14, 2008. The properties were subsequently subdivided and one of the newly created lots (Lot 2) has been sold.

After finalizing their development application and completing the subdivision of their properties, the Owners approached City staff to formally object to the open space requirements and density restrictions imposed by the City on their development application and, specifically, requested the following:

- A refund of the \$90,000 paid by them as "cash-in-lieu of open space" to fulfil the open space requirement; and
- An increase in density from 0.25 to 0.32 Floor Area Ratio (FAR) for Lot 4, as shown on the approved Subdivision Plan attached as Appendix "A".

These issues are discussed below.

## **DISCUSSION**

### **Chronology:**

The following provides an overview of the key steps that transpired in the processing of Development Application No. 7906-0417-00:

- The original rezoning and subdivision application (No. 7906-0417-00) was submitted on September 28, 2006, to rezone the properties at 2278 and 2306 – 138 Street from One-Acre Residential (RA) Zone to a Comprehensive Development (CD) Zone to allow subdivision of the two existing lots into four half-acre type single-family lots (based on the RH-G/Half-Acre Gross Density Zone). The two existing homes on the site, relatively new and in good condition, were to be retained on two of the lots;
- The extension of 23 Avenue between 138 Street and 138A Street was a key issue in relation to this application. The Engineering Department indicated that dedication and construction of this missing section of 23 Avenue would be required as a condition of the proposed rezoning and subdivision. However, responses to pre-notification letters sent on February 13, 2007, and comments received at the applicant's public information meeting held on April 18, 2007, indicated very strong community opposition to this proposed road connection. As a result, the Engineering Department initiated a detailed review process, including public consultation, to determine whether this road connection was necessary. The review process took approximately five months to complete, and culminated in Corporate Report No. R234, which was considered by Council on November 5, 2007;
- Corporate Report No. R234 confirmed that 23 Avenue, between 138 and 138A Street, is required to be dedicated to a full road width standard. This linkage would be constructed only as a walkway to accommodate movement by pedestrians, cyclists, and emergency vehicles, but not general purpose traffic. Council approved the recommendation of the report;

- Due to the uncertainty of whether 23 Avenue would be required, the completion of the subdivision layout could not be achieved until late in 2007. Following the confirmation of the road requirement in late 2007, a revised subdivision layout was completed by the Owners, based on discussions with City staff, which included all road dedication requirements, together with detailed survey information of the two homes to be retained (Appendix "A"). At that time, and on the basis of this plan, a revised CD Zone was developed that divided the site into two distinct Blocks (Block A and Block B);
- Block A (the Nelson property/2306- 138 Street) would permit the creation of two lots (Lot 3 and 4) north of the new road/walkway and would be based on the RH Zone, with a minimum lot size of 1,672 square metres (18,000 square feet) and maximum FAR of 0.25. This portion of the site is based on the RH Zone because the two lots met the minimum lot area requirements of the RH Zone and the existing dwelling to be retained on Lot 3 met the 0.25 FAR requirements of the RH Zone. Since it is only a 2-lot subdivision, there was no 5% open space requirement associated with this component of the subdivision;
- **Block B** (Sutton property/2278- 138 Street), on the other hand, would permit the creation of two lots (Lots 1 and 2) south of the new road/walkway, but would be based on the RH-G (gross density type) Zone, with a minimum lot size of 1,500 square metres (16,150 square feet) and maximum FAR of 0.32. These lots were developed based on a different zone (RH-G type) because the owner, Mr. Sutton, did not want to modify the existing buildings on his lot, which includes a large dwelling and an oversize garage. Mr. Sutton was provided the option to proceed under the same RH zoning model as Mr. Nelson's lots (Lots 3 and 4); however, this option would have required him to modify (reduce the size of) the existing dwelling or garage to meet the 0.25 FAR requirement of the RH Zone, which he was not prepared to do;
- As a result, Mr. Sutton opted to proceed on the basis of the RH-G Zone (suburban gross density type), which requires dedication of 15% open space as a trade off for the smaller lots and higher FAR, and would enable the existing buildings to be retained unchanged. Since it is only a two lot subdivision, there is no 5% open space requirement and a reduced cash-in-lieu of open space contribution of 10% was agreed to in order to achieve the RH-G model subdivision;
- Staff subsequently received written confirmation from the engineering consultant acting on behalf of the Owners, documenting the agreements reached with respect to density and cash-in-lieu of parkland requirements. The letter also included an estimate for the 10% cash-in-lieu contribution in the amount of \$62,800.00 for the City's consideration. On December 5, 2007 the City's Realty Services Division determined that the actual 10% cash-in-lieu contribution should be \$90,000.00, based on the estimated market value of the land at that time;
- At the December 17, 2007 Regular Council – Land Use Meeting, Council considered a Planning Report (Appendix "B") for the proposed rezoning application. The report clearly indicated that the applicant had agreed to pay cash-in-lieu of parkland contribution to achieve the half acre gross density type lots. On January 14, 2008 a public hearing was held and Council granted third reading to the proposed rezoning by-law;

- On January 17, 2008, a preliminary layout approval (PLA) letter for the proposed subdivision was issued. The PLA also clearly noted that to achieve the half acre gross density type lots, the applicant has volunteered to pay to the City an amount equal to 10% of the market value of the southern portion of the subject site. The PLA letter was sent to the Owner's consultant as well as the Owners;
- On July 3, 2008, a letter from the Planning and Development Department was sent to the Owners confirming the 10% cash-in-lieu of parkland contribution to be \$90,000.00, and on July 8, 2008 the Owners submitted the \$90,000.00 cash-in-lieu of parkland contribution to the City. On July 14, 2008 Council granted final adoption to the proposed rezoning by-law and on August 8, 2008, the subdivision plans were executed by the Approving Officer.

## EVALUATION

The Owners' concerns are based exclusively on a meeting held between the Owners, their consultant Mr. Richard Brooks of H.Y. Engineering, and Planning and Development staff on January 12, 2007, and a follow-up letter from Mr. Brooks to City staff, dated February 8, 2007. The Owners contend that at the January 12, 2007 meeting, Planning and Development staff agreed to a 0.32 floor area ratio (FAR) on all four lots, with no cash-in-lieu of parkland dedication, and that this agreement was presented for confirmation by the City in a letter from Mr. Brooks to the City dated February 8, 2007, which was sent with the intention of documenting the dialogue at the January 12, 2007 meeting. City staff did not respond promptly to that letter to advise the consultant that the letter was not consistent with the expectations of the City. On this basis, the Owners are seeking a refund of the \$90,000, as well as the increase to 0.32 of the permitted FAR density on Lot 4.

After a relatively significant delay, staff provided a response to the Owners and the consultant that the information presented in the February 8, 2007 letter was not an accurate representation of the density and open space requirements discussed or agreed to at the January 12, 2007 meeting. The City's response was not provided until several months later due to the subsequent delay incurred in the resolution of the 23 Avenue issue, which required several months to resolve. Therefore the City was not in a position at that time to confirm any lot layouts or the appropriate zoning.

Once the 23 Avenue issue was resolved in late 2007, staff continued to work with the consultant and the Owners to complete the application process and finalize the zoning approach, without objection from the Owners. Subsequently, the density provision and open space requirements were reconfirmed in several official documents, including the December 17, 2007 Planning Report to Council, the Comprehensive Development (CD) Zone, and the Preliminary Layout Approval letter dated January 17, 2008. Copies of all of these documents were provided to the Owners. The Owners were aware of the open space requirements associated with the application given their participation in the negotiations relating to the open space value, as well as the fact that they paid the required monies to achieve final rezoning and subdivision approval.

After having undertaken a full and complete review of this application, staff offers the following summary:

- The approach taken with respect to the subject rezoning and subdivision application in terms of density and open space requirements is fair and equitable, and is fully consistent with the approach taken with similar development applications in the suburban area of South Surrey;
- The zoning approach (RH-G instead of RH) taken with respect to Mr. Sutton's portion of the site (Lots 1 and 2) was driven entirely by the desire of Mr. Sutton to retain all of his buildings in their present size, with the understanding that this approach would invoke a gross density zoning type and associated additional open space requirements; and
- The Owners are not prevented from submitting a rezoning application to pursue an increase in the Floor Area Ratio (FAR) from 0.25 to 0.32 on Lot 4. Such a rezoning proposal would be evaluated in the normal process to ensure that it results in a dwelling size similar to other lots in the immediate area, and is consistent with the typical gross density standards.

(Note: Staff has expressed concern with this proposal, as the 0.32 FAR is considered appropriate only for smaller (RH-G type) suburban lots and not large RH lots, where the result may be a substantially oversize dwelling out of keeping with the area. It has also been noted that this approach would be subject to additional requirements, including open space, consistent with the suburban gross density zoning model).

On the basis of the above, staff from Planning and Development, Legal Services and the City Manager's Office, have met with the Owners and have also discussed the matter with the applicant's consultant, Mr. Richard Brooks of H.Y. Engineering. Subsequent to those meetings, staff has determined that a refund of the \$90,000 cash-in-lieu of open space payment is not appropriate and has communicated this to the Owners. In addition, staff have informed the Owners of their option to pursue a rezoning of two of their lots to increase the FAR from 0.25 to 0.32, and advised them of the issues and concerns associated with this approach, as noted above.

The City Solicitor has reviewed this file and the Owners' claims, and supports the staff recommendations in this report.

## CONCLUSION

City staff has reviewed the subject application and the information submitted by the Owners in this regard and conclude that the approach taken by the City with respect to the subject rezoning and subdivision application was fair and consistent with City by-laws and the approach taken with respect to similar development applications. Staff also holds the view that appropriate and adequate information was provided to the Owners and their consultant during the development application review process.

Based on the above discussion, it is recommended that Council:

- Authorize staff to advise Mr. David Sutton and Mr. Michael Nelson:
  - that the City is not prepared to refund the \$90,000 cash-in-lieu of open space paid by them in fulfilment of the requirements associated with Development Application No. 7906-0417-00 for properties located at 2278 and 2306 - 138 Street; and
  - of their option to submit a rezoning application to pursue an increase in density from 0.25 to 0.32 Floor Area Ratio (FAR) for Lot 4 of the subdivision illustrated in Appendix "A"; and

- Authorize staff to forward a copy of this report and the related Council resolution to Mr. David Sutton and Mr. Michael Nelson.

*Original signed by*  
Jean Lamontagne  
General Manager  
Planning and Development

RG/kms/saw

Attachment:

Appendix "A"      Approved Subdivision Plan

Appendix "B"      Planning Report

# PROPOSED SUBDIVISION LAYOUT



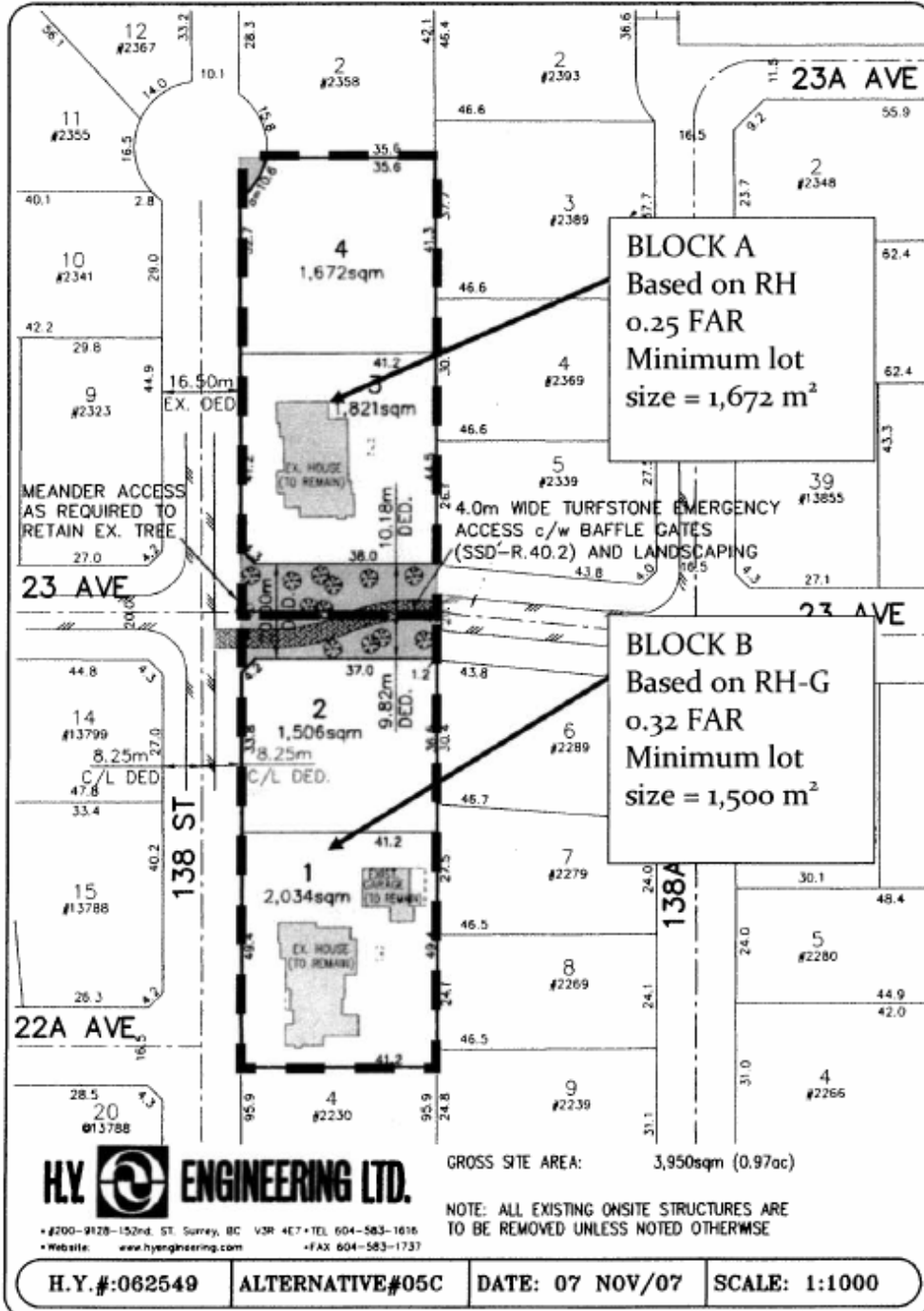
Planning & Development Department  
14245 - 56 Avenue, Surrey.

File No: 7906-0417-00  
MAP #: 122



## Appendix A Approved Subdivision Plan

CIVIC ADDRESS: #2278 & #2308 - 138 ST., SURREY, BC  
LEGAL: LOTS 2&3, SECTION 16, TOWNSHIP 1, N.W.D., PLAN 16199



**H.Y. ENGINEERING LTD.**

• 200-9128-152nd St. Surrey, BC V3R 4E7 • TEL 604-583-1616  
• Website: www.hyengineering.com • FAX 604-583-1737

Please dimension lot frontages & areas, name existing roads and indicate north  
Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
Larger format drawings may be attached as required

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**  
File: 7906-0417-00

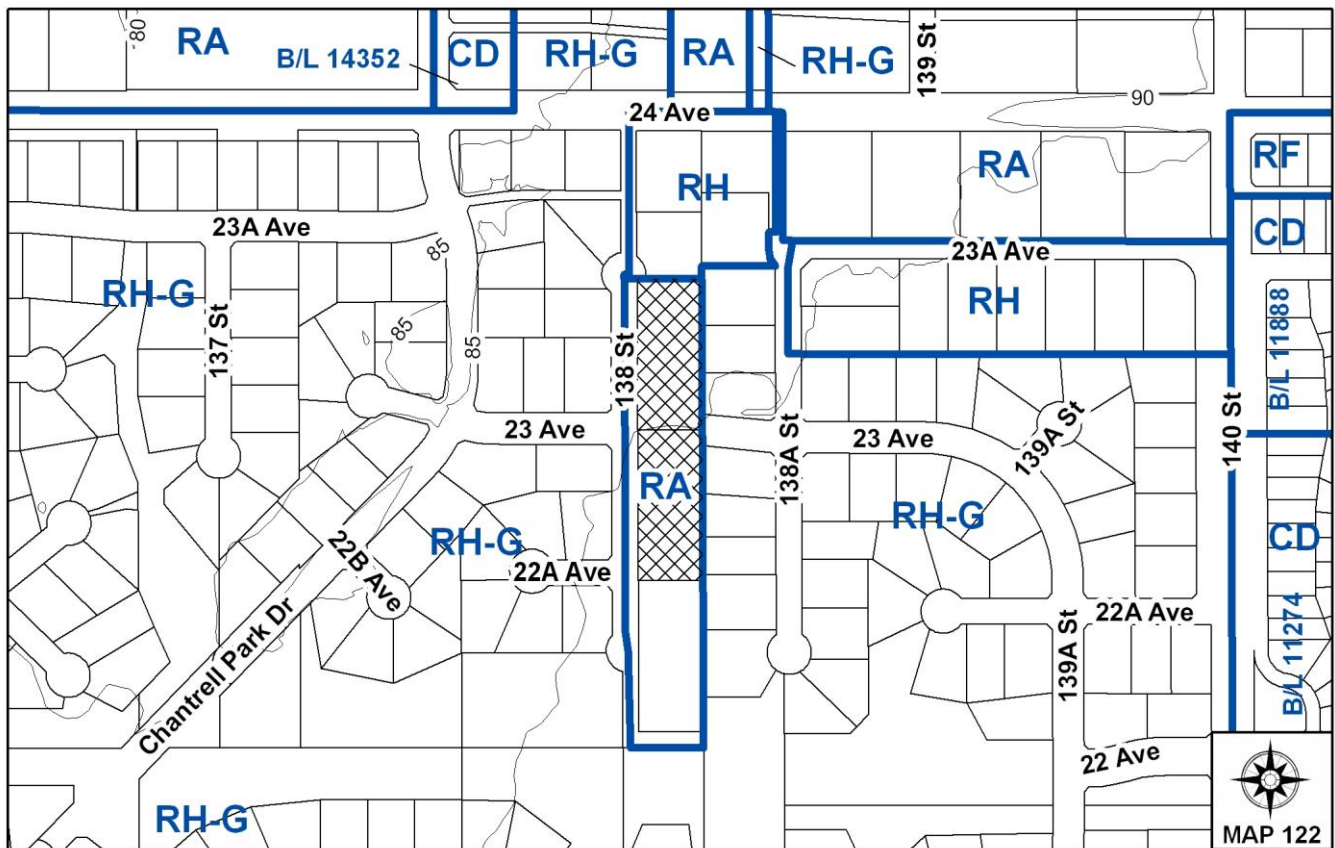
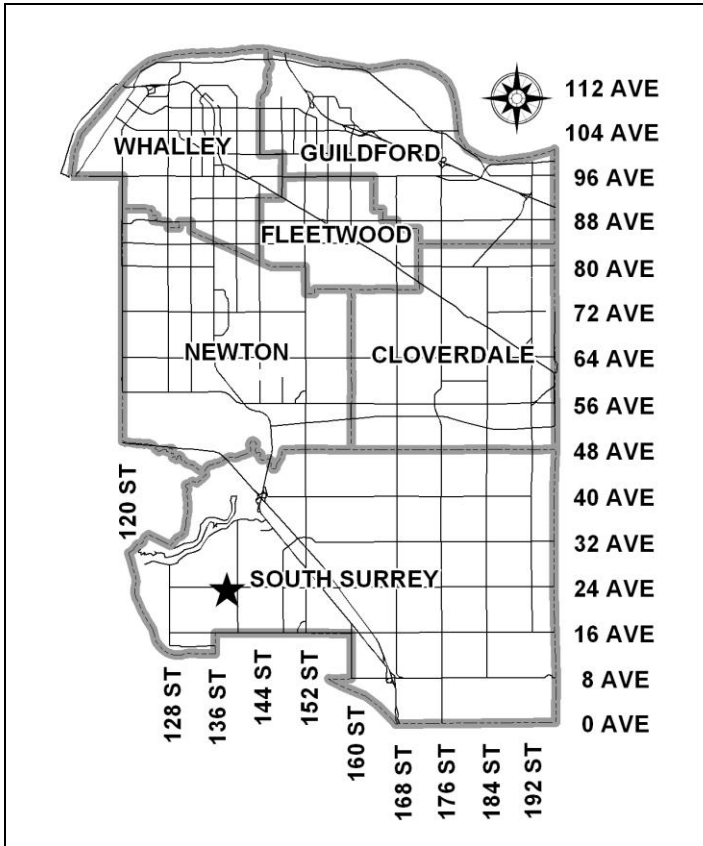
Planning Report Date: December 17, 2007

**PROPOSAL:**

- **Rezone** from RA to CD

in order to allow subdivision into 2 half-acre and 2 half acre gross density type lots.

**LOCATION:** 2278 and 2306 - 138 Street  
**OWNERS:** David Richard Sutton et al  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**LAP DESIGNATION:** Half-Acre Gross Density





### RECOMMENDATION SUMMARY

- By-law Introduction and set a date for Public Hearing for Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- 23 Avenue road dedication is being provided as per the approved road concept plan, but this connection will be constructed only as a pedestrian and emergency access. Vehicular access will not be permitted.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with Central Semiahmoo Peninsula Local Area Plan Designation.
- The Engineering Department has reviewed the 23 Avenue connection, including public consultation, and supports the revision to convert this connection to pedestrian, cyclist and emergency access only.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) submission of a cash-in-lieu of parkland contribution to achieve half-acre gross density type lots.

## REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District:

**Projected number of students from this development:**

1 Elementary student at Chantrell Creek Elementary School  
1 Secondary student at Elgin Park Secondary School

(Appendix IV)

Parks, Recreation &  
Culture:

No objections.

SITE CHARACTERISTICS

Existing Land Use: Two newer single family dwellings to be retained.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings.	Suburban	RH
East:	Single family dwellings.	Suburban	RH-G
South:	Proposed rezoning from RA to RH to permit subdivision into two lots at Third Reading (No. 7905-0367-00)	Suburban	RH
West (Across 138 Street):	Single family dwellings.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of two adjacent one-acre parcels located on the east side of 138 Street between two existing sections of 23 Avenue. Both parcels contain newer single family dwellings constructed a few years ago. The two subject properties are two of the three remaining one-acre parcels within a large half-acre gross density subdivision in the vicinity of Chantrell Park. The other remaining parcel immediately to the south (2230 – 138 Street) is currently under Development Application No. 7905-0367-00 which proposes a rezoning from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to permit subdivision into 2 half-acre single family lots. This application is currently at Third Reading and a PLA for the proposed subdivision has been issued.
- The subject properties are designated "Suburban" in the Official Community Plan (OCP) and "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The applicants propose to rezone the subject site from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)" to allow subdivision into 4 single-family suburban lots. The 2 existing homes on the site, which are in good condition are to be retained on 2 of the lots.

Proposed CD Zone

- The proposed CD Zone is based on the RH and RH-G Zones and is, therefore, compatible with the existing RH and RH-G zoned lots in the surrounding Chantrell Park neighbourhood.

- The proposed CD Zone is divided into 2 Blocks (A & B). Block A, which includes proposed Lots 3 and 4 is based on the RH Zone, with a minimum lot size of 1,672 square metres (18,000 sq.ft.), 0.25 floor area ratio (FAR) and 25% lot coverage. Block B, which includes proposed Lots 1 and 2, is based on the RH-G Zone, with a minimum lot size of 1,500 square metres (16,150 sq.ft.), 0.32 floor area ratio (FAR), and 25% lot coverage. The applicant has agreed to contribute a cash-in-lieu of parkland contribution to achieve the half-acre gross density type lots.

### 23 Avenue Connection

- Development of the Chantrell Park Area was initiated in the early 1990's under a number of development applications on both sides of 24 Avenue, between 134 Street and 140 Street. In 1993, Council approved a road network plan for the area, which indicated a connection of 23 Avenue from Chantrell Park Drive to 139A Street. Twenty third (23) Avenue has been completed and opened as a public street from Chantrell Park Drive to 138 Street and from 138A Street to 139A Street. A section of 23 Avenue between 138 Street and 138A Street is missing and has been identified in the City's approved road concept plan to be completed as a condition of subdivision of the subject properties.
- When the subject redevelopment application was initiated, the Engineering Department indicated that dedication and construction of the missing 23 Avenue road connection would be a condition of rezoning and subdivision. However, very strong community objections were received in response to the pre-notification, primarily in opposition to this road connection. As a result, the City Engineering Department initiated a detailed review process to determine whether this connection is necessary, including public consultation.
- The Engineering Department concluded its review of the 23 Avenue Connection and subsequently presented Corporate Report No. R234 to Council on November 5, 2007 (Appendix VIII). In this report, the Engineering Department recommended that the missing section of 23 Avenue be fully dedicated as part of the subject subdivision application, but that this linkage be constructed only to allow use and connectivity by pedestrians, cyclists and emergency vehicles. Normal vehicular access between 138 and 138A Street will not be permitted. This recommendation was based on the recognition that the Chantrell Park area is almost fully developed, and that residents in and near the area have come to accept the traffic patterns and limitations imposed by the current road network. The recommendation also acknowledges that many residents did not anticipate any new road connections being implemented by the City, and the fact that the area is very low density. Council endorsed the recommendation of the report at the Regular Council - Public Hearing Meeting of November 5, 2007.
- Accordingly, the proposed subdivision has been designed in accordance with the recommendations documented in Corporate Report R234, including a full 20-metre road dedication, which will only be constructed to an emergency and pedestrian/cyclist standard with landscaping. A design has been provided as per this standard and has been accepted by the Engineering Department (Appendix VIII).

### Lot Grading

- The applicant submitted a lot-grading plan and stated that they intend to have in-ground basement potential on all the lots. No filling is proposed on the site. The Building Division has reviewed the lot grading information provided by the applicant and has found it to be acceptable.

### Tree Survey and Arborist Report

- The applicant retained Mike Fadum (Mike Fadum and Associates Ltd.) to conduct a tree survey and prepare an Arborist report. The report identifies 47 mature trees on the site, and concludes that 20 of the trees are required to be removed. Ten (10) of the trees to be removed (1 Douglas Fir and 9 Western Red Cedar) conflict with the construction of the 138 Street cul-de-sac bulb and cannot be retained. Nine (9) trees to be removed (1 Willow, 1 Apple, 3 Pear, 1 Maple, 2 Alder, 1 Birch), which are located on proposed Lots 2 and 4, have structural defects, decay, and/or rot, and are not recommended for retention. Only one (1), otherwise healthy tree, (Maple) needs to be removed to accommodate a future building envelope. The 27 trees to be retained are scattered throughout the site and will be complemented by 22 replacement trees in both coniferous and deciduous varieties. It is noted that the construction of 23 Avenue to only a pedestrian/cyclist and emergency access standard, allows a large Douglas Fir tree to be retained. The proposed tree retention and replanting results in an average of 11.5 trees per lot (Appendix VIII). The applicant also proposes a \$4,200 contribution to the City's Green Fund.

### Building Design

- A proposed Building Scheme has been prepared by Mark Ankenman (Sandbox DesignWorks) and is based on a Neighborhood Character Study of the area. This Character Study suggests that the subject site is located in an area characterized by 1 to 20 year old homes ranging in style from Neo-Heritage to Neo-Traditional. The proposed Building Scheme is designed to compliment this existing context.
- According to the Building Scheme, the new homes will be Neo-Heritage or Neo-Traditional in style with balanced massing, consistent scale and proportion of elements and clean lines, using design elements to lower the apparent massing at the front. The homes will have well identified entries and moderate pitched hip and gable roof lines/elements.
- Basement-entry homes and secondary suites will not be permitted.
- According to the Building Scheme, exterior building materials will consist of stucco, cedar siding, and cementitious siding (wood grain look), singularly or in combination with brick/cultured brick, stone/cultured stone, cedar wall shingles or cementitious wall shingles in earth grey tones with solid subtle or bold colour accents. (Appendix VI).
- The proposed roofing materials will consist of cedar shakes/shingles or concrete tiles (shake or slate profile); in natural earth & grey tones.

### PRE-NOTIFICATION

Pre-notification letters were sent on February 14, 2007 and staff received the following comments:

- Many letters, calls, e-mails and a petition were received during the processing of this project in relation to the 23 Avenue connection issue, mostly in opposition to the construction of 23 Avenue as a road linkage.

*(The 23 Avenue connection has been reviewed by Engineering and has been resolved as per Corporate Report R234, endorsed by Council on November 5, 2007. The missing section of 23 Avenue will be fully dedicated as a standard road, but will be constructed to only allow use and connectivity by pedestrians, cyclists, and emergency vehicles.)*

- Staff received 1 letter from a neighbouring resident concerned with tree preservation on the site and design of the future homes on the site.

*(The applicant retained a certified arborist to conduct a tree survey and prepare an arborist report for the site. Of the 47 mature trees on the site, 27 are to be retained. Ten of the trees to be removed conflict with the construction of the 138 Street cul-de-sac bulb and cannot be retained. Nine trees to be removed, which are located on proposed Lots 2 and 4, have structural defects, decay, and/or rot, and are not recommended for retention. Only one, otherwise healthy tree, needs to be removed to accommodate a future building envelope. The 26 trees to be retained are scattered throughout the site and will be complemented by 22 replacement trees in both coniferous and deciduous varieties. The proposed tree retention and replanting results in an average of 11.5 trees per lot (Appendix VIII). The applicant also proposes a \$4,200 contribution to the City's Green Fund).*

*Building Design Guidelines will be registered on title to ensure that the homes constructed on the lots will be high quality and complementary to the existing character of the neighbourhood).*

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	CD By-law
Appendix VIII.	Corporate Report R234 - Connection of 23 Avenue

Jean Lamontagne  
General Manager  
Planning and Development

RG/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Richard Brooks, H.Y. Engineering Ltd.  
                         Address:                #200 - 9128 - 152 Street  
                                                Surrey, BC  
                                                V3R 4E6  
                         Tel:                        604-583-1616

2.      Properties involved in the Application

- (a)      Civic Addresses:      2278 and 2306 - 138 Street
- (b)      Civic Address:            2278 - 138 Street  
            Owner:                        David Richard Sutton and Madeline Anne Sutton  
            PID:                         010-146-806  
            Lot 3 Section 16 Township 1 New Westminster District Plan 16199
- (c)      Civic Address:            2306 - 138 Street  
            Owner:                        Michael Scott Nelson  
            PID:                         010-146-784  
            Lot 2 Section 16 Township 1 New Westminster District Plan 16199

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: CD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.95
Hectares	0.79
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	32 m - 49 m
Range of lot areas (square metres)	1,500 m <sup>2</sup> - 2,033 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.06 lots/ha    2.05 lots/ac
Lots/Hectare & Lots/Acre (Net)	5.19 lots/ha    2.10 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	24.3%
Estimated Road, Lane & Driveway Coverage	5.2%
Total Site Coverage	29.5%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO